

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	VINYL SID	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	13	LAM/VNLPLK	80
Interior Floor	08	SHT VINYL	20
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2	100
Stories	1.	1.	100
Architectural	01	CONV	100
Units		0	100
Condition Adj	04	04	100
Kitchen Adjus	01	01	100
Quality	05	05	
DOR CODE	0200 MOBILE HOME		
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	9516.0300 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	2,280	100	
FOP	240	35	2023
UOP	32	25	2023
TOTALS	2,552		

MARKET ADJUSTMENTS																							
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND												
1	MANUF	2	100%	- 2024																			
Heated Area: 2280						HX Base Yr 2024																	
<table border="1"> <thead> <tr> <th>BLD DATE</th> <th>XF DATE</th> <th>INC DATE</th> <th>LGL DATE</th> <th>LAND DATE</th> <th>AG DATE</th> </tr> </thead> <tbody> <tr> <td></td> <td></td> <td></td> <td></td> <td>04/20/2026</td> <td>MLU</td> </tr> </tbody> </table>												BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE					04/20/2026	MLU
BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE																		
				04/20/2026	MLU																		

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		166,102
TOTAL MARKET OB/XF VALUE		13,997
TOTAL LAND VALUE - MARKET		25,000
TOTAL MARKET VALUE		205,099
SOH/AGL Deduction		5,542
ASSESSED VALUE		199,557
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		148,146
TOTAL JUST VALUE		205,099
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		194,311

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000045554	Electrical Servic	0	09/23/2022
25227	M H	546	11/15/2006

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1514/817	3/08/2024	WD	U	I	11	100
GRANTOR: SILVA CESAR AUGUSTO						
GRANTEE: WINSTON CHRISTIAN						
1468/2058	2/22/2022	WD	P	I	98	220,000
GRANTOR: SILVA CESAR AUGUSTO						
GRANTEE: WINSTON CHRISTIAN						

EXTRA FEATURES																
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	100	2006	2006	3	100	1,200	
2	0070	CARPORT UF	0	100	18	20	360.00	UT	3.50	100	2006	2006	3	100	1,260	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	100			3	100	7,000	
4	0296	SHED METAL	0	100	12	18	216.00	UT	12.00	100	2006	2006	3	100	2,592	
5	0070	CARPORT UF	0	100	15	18	270.00	UT	3.50	100	2006	2006	3	100	945	
6	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	100	2019	2019	3	100	1,000	
TOTALS												2,372	166,102			

BUILDING NOTES											
447 SW DUNLOP GLN, LAKE CITY											

BUILDING DIMENSIONS											
BAS=[ORIG=0,0] W76 S30 E76 N30 \$											
UOP=[YR=2023;ORIG=-30,30] S4 E8 N4 W8 \$											
FOP=[YR=2023;ORIG=-44,-12] S12 E20 N12 W20 \$											

LAND DESCRIPTION												TOTAL OB/XF												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	0200	C	MBL HM	100		A-1	0.00	0.00	0.50	LT		1.00	1.00	1.00	50,000.00	50,000.00	25,000							